

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		FOREST ST, ARLINGTON

## OWNERSHIP

Owner 1:	SAINI ANUPAM & NETTU			
Owner 2:				
Owner 3:				
Street 1:	104 FOREST ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	WANG RUIFENG & -		
Owner 2:	ZHU PINGPING -		
Street 1:	104 FOREST ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON****APPRAISED:**

**USE VALUE:**

**ASSESSED:**

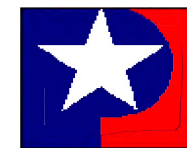
Total Card /

Total Parcel

**499,200**

**499,200**

**499,200**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	51080
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

### ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
12/30/2005	External Ins	BR	B Rossignol
6/20/2005	MLS	BR	B Rossignol
3/29/2005	Info Fm Prmt	BR	B Rossignol
3/11/2005	External Ins	BR	B Rossignol
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	499,200			499,200
Total Card	0.000	499,200			499,200
Total Parcel	0.000	499,200			499,200
Source: Market Adj Cost	Total Value per SQ unit /Card:		373.93	/Parcel: 373.93	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	499,200	0	.	.	499,200		Year end	12/23/2021
2021	102	FV	484,600	0	.	.	484,600		Year End Roll	12/10/2020
2020	102	FV	477,300	0	.	.	477,300	477,300	Year End Roll	12/18/2019
2019	102	FV	485,600	0	.	.	485,600	485,600	Year End Roll	1/3/2019
2018	102	FV	467,300	0	.	.	467,300	467,300	Year End Roll	12/20/2017
2017	102	FV	369,300	0	.	.	369,300	369,300	Year End Roll	1/3/2017
2016	102	FV	338,800	0	.	.	338,800	338,800	Year End	1/4/2016
2015	102	FV	307,900	0	.	.	307,900	307,900	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## PAT ACCT.

[illegible]

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1953	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G7	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.450000048
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523287
Depreciation:	24071
Depreciated Total:	499215

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
<b>Totals</b>			
1	6	2	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 082.A-0002-0104.0

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,335	411.710	549,63
Net Sketched Area:		1,335	Total:	549,63
Size Ad	1335 Gross Area	1335	FinArea	1335

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
1					
1					
5					

**IMAGE**

**AssessPro** Patriot Properties, Inc

